



CITY OF CHANDLER COUNCIL MEETING

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a **REGULAR MEETING** open to the public on **Thursday, December 7, 2017, at 7:00 p.m.**, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

One or more members of the Chandler City Council may attend this meeting by telephone.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

AGENDA

CALL TO ORDER:

☐ ROLL CALL:

☐ INVOCATION:



Pastor Jim Sproul – Tri-City Baptist Church

☐ PLEDGE OF ALLEGIANCE:



* Indicates new item.

Agenda continued on next page.



CONSENT:

1. **FINAL ADOPTION OF ORDINANCE NO. 4783, DVR17-0023 PRICE ROAD COMMERCE CENTER**, rezoning from Planned Area Development for a business park to PAD for a business park, including Mid-Rise Overlay for building heights up to 150 feet on approximately 40 acres.
2. **FINAL ADOPTION OF ORDINANCE NO. 4778, DS18-002 FOR THE WIRELESS COMMUNICATIONS FACILITIES STANDARD TERMS AND CONDITIONS**; authorizing and approving right-of-way license agreements between the City of Chandler and wireless providers for the use of city right-of-way property to operate a wireless network; and authorizing the director of the Development Services Department to execute such license agreements; and providing for repeal of conflicting ordinances and severability.
3. **INTRODUCTION OF ORDINANCE NO. 4779, DVR17-0010 LUCINDA**, rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential. **PRELIMINARY DEVELOPMENT PLAN (PDP)**, for subdivision layout and housing product. **PRELIMINARY PLAT, PLT17-0027** for 41 lots on approximately 14 acres located approximately one-half mile east of the northeast corner of Riggs and McQueen roads. **(STAFF REQUEST CONTINUANCE TO THE JANUARY 11, 2018, CITY COUNCIL MEETING)**
4. **INTRODUCTION OF ORDINANCE NO. 4781, DVR17-0020 CORIA RESIDENCE**, rezoning from Agricultural (AG-1) to Single-Family Residential (SF-33) to allow for an addition on an existing single-family home on approximately 0.89 acres located at 860 E. Willis Road, west of the northwest corner of McQueen and Willis roads.
5. **INTRODUCTION OF ORDINANCE NO. 4782, DVR17-0021 METRO CHANDLER AIRPORT CENTER**, rezoning from Planned Area Development (PAD) for Business Park uses to PAD to expand the list of permitted uses for buildings 1 and 2 on approximately 17 acres located at the southwest corner of Cooper and Germann roads.
6. **INTRODUCTION OF ORDINANCE NO. 4784**, granting a no-cost power distribution easement, for the Public Safety Training Center, located at 3550 S. Dobson Road, to Salt River Project (SRP).
7. **INTRODUCTION OF ORDINANCE NO. 4786**, amending Chapter 25 of the Chandler City Code by repealing Section 25-2.5; Court Hearing Officer, in its entirety and replacing it with new Section 25-2.5 Court Commissioner; Amending Section 25-4.8, Authority to Waive Fee(s), to replace "Hearing Officer" with "Court Commissioner". Providing for the Repeal of Conflicting Ordinances; and Providing for Severability.
8. **INTRODUCTION OF ORDINANCE NO. 4788**, repealing Chapters 43 and 54 of the Chandler City Code and amending the Chandler City Code by adding a new Chapter 43, Public Works and Utilities Department, for the purpose of merging the Municipal Utilities Department and the Transportation and Development Department into a single Department entitled the Public Works and Utilities Department, to be effective January 1, 2018.

9. **INTRODUCTION OF ORDINANCE NO. 4789**, amending the Chandler City Code by adding a Chapter 34, Development Services Department, creating and organizing a Development Services Department, to be effective January 1, 2018.
10. **RESOLUTION NO. 5105**, amending the fiscal year 2017-2018 Annual Action Plan and submitting to the U.S. Department of Housing and Urban Development a Substantial Amendment to revise program activity budgets for the Community Development Block Grant and Home Investment Partnerships Programs.
11. **RESOLUTION NO. 5106**, certifying compliance with the Consolidated Plan and administrative commitment supporting an application for Federal Home Investment Partnerships (HOME) funds by Affordable Rental Movement (ARM) Save the Family, an Arizona non-profit corporation, to the Maricopa County HOME Consortium.
12. **RESOLUTION NO. 5107**, certifying compliance with the Consolidated Plan and administrative commitment supporting an application for Federal Home Investment Partnerships (HOME) funds by Newtown Community Development Corporation, an Arizona non-profit corporation, to the Maricopa County HOME Consortium.
13. **RESOLUTION NO. 5108**, authorizing the budget appropriation transfers of Transit Services from the Transportation and Development Department to the City Manager Department; and Planning and Planning Capital from the City Manager Department, as well as Development Services Administration, Development Services, and Engineering from the Transportation and Development Department, to the newly established Development Services Department; and the Transportation and Development Administration, Capital Projects, Streets, Streets Capital, Traffic Engineering, and Street Sweeping, as well as the entire Municipal Utilities Department, to the newly established Public Works and Utilities Department, to be effective January 1, 2018.
14. **RESOLUTION NO. 5109**, authorizing an Intergovernmental Agreement (IGA) with the City of Phoenix (et al.) that provides for Automatic Aid for Fire Protection and Other Emergency Services.
15. **RESOLUTION NO. 5111**, authorizing a Purchase Agreement with Conor Commercial Real Estate LLC, relating to the sale of real property located at the northwest corner of Kyrene Road and the Loop 202 Santan Freeway in the amount of \$15,000,000.00.
16. **PRELIMINARY DEVELOPMENT PLAN, PDP17-0002 COOPER PLAZA**, for site layout and building design for a commercial center located at the northeast corner of Pecos and Cooper roads.
17. **PRELIMINARY DEVELOPMENT PLAN, PDP17-0012 QUICK QUACK CAR WASH**, for the site layout and building design for a carwash located at the southwest corner of Chandler Boulevard and Southgate Drive, west of 54th Street.
18. **BOARD AND COMMISSION APPOINTMENT.**
19. **SETTLEMENT** with Pep Boys Manny Moe & Jack of California, a California corporation, for the Arizona Avenue Improvements from Frye Road to Pecos Road, in the amount of \$2,500.00.

20. **SETTLEMENT** with CubeSmart, LP, a Delaware limited liability partnership, for the Arizona Avenue Improvements from Frye Road to Pecos Road, in the amount of \$1,500.00.
21. **AUTHORIZE** the naming of the Park Site located at 3377 South Layton Lakes Boulevard as Meadowbrook Park.
22. **AGREEMENT NO. AS8-405-3826**, with Senergy Petroleum, LLC, Western Refining Southwest, Inc., and Supreme Oil Co., for purchase of fuel, in an amount not to exceed \$7,800,000.00 for three years starting April 1, 2018, through March 31, 2021, with the option of up to two additional three-year extensions.
23. **AGREEMENT NO. FA8-072-3797**, with Rosenbauer South Dakota, LLC, for purchase of two fire apparatus, in the amount of \$1,048,443.64.
24. **AGREEMENT NO. MS6-990-3616**, Amendment No. 2, with Dunbar Armored, Inc., for armored car services, in an amount not to exceed \$57,755.00 for a one-year period from January 1, 2018, through December 31, 2018.
25. **AGREEMENT NO. MS7-920-3774**, with Paladin Data Systems Corporation, for a licensing system, in the amount of \$166,559.00, for year one implementation and subscription, and an annual subscription thereafter of \$51,259.00.
26. **AGREEMENT NO. MU5-913-3446**, Amendment No. 4, with Sundt Construction, Inc., for the Ocotillo Brine Reduction Facility Maintenance and Repair, in an amount not to exceed \$1,500,000.00, for a one-year term, December 18, 2017, through December 17, 2018.
27. **AGREEMENT NO. ST6-745-3633**, Amendment No. 2, with Vulcan Materials Company, for hot mix asphalt materials, in an amount not to exceed \$200,000.00 for one year, February 1, 2018, through January 31, 2019.
28. **PROJECT AGREEMENT NO. ST1802.201**, with AZTEC Engineering Group, Inc., for design services for Wells Fargo North Driveway Improvements, pursuant to Annual Civil Engineering Services Contract No. EN1505.101, in an amount not to exceed \$184,975.00.
29. **PROJECT AGREEMENT NO. ST1607.451**, with Ritoch-Powell and Associates Consulting Engineers, Inc., for Arizona Avenue Street Improvements, Frye Road to Pecos Road, pursuant to Annual Contract No. EN1705.101, in an amount not to exceed \$761,214.00.
30. **PROFESSIONAL SERVICES CONTRACT NO. ST1703.101**, with W-T Group, LLC, Accessibility Consulting, for ADA Public Facilities and Public Rights-of-Way Assessment Phase 2, in an amount not to exceed \$873,180.00.
31. **CONSTRUCTION CONTRACT NO. PR1613.401**, to Nickle Contracting LLC, for the development of the park site at Layton Lakes in an amount not to exceed \$1,263,353.10.
32. **CONSTRUCTION CONTRACT NO. PD1603-401**, to TSG Constructors, LLC, for Police Department Victim Services Remodel, in an amount not to exceed \$607,000.00.

33. On action.
34. **CONTRACT NO. EN1705.101**, Amendment No. 1, with Ritoch-Powell & Associates Consulting Engineers, increasing the Annual Civil Infrastructure Construction Management and Inspection Services limit by \$1,000,000.00, for a revised annual limit not to exceed \$1,500,000.00 per year, for a two-year term.
35. **PURCHASE** of an uninterruptible power supply and installation services from Sentinel Technologies, Inc., utilizing the Maricopa County Contract No. 16076, in the amount of \$330,000.00.
36. **PURCHASE** of network security equipment and services, from Enterprise Networks Solutions, utilizing the State of Arizona Contract No. ADSPO16-137344, in the amount of \$293,032.00.
37. **PURCHASE** of servers and network storage equipment, from vCore Technologies, utilizing the State of Arizona Contract No. ADSPO16-100284, in the amount of \$255,307.00.
38. **PURCHASE** of fiber optic cable installation services for McQueen Road, from Tel Tech Networks, Inc., utilizing Arizona State Contract No. ADSPO17-169126, in an amount not to exceed \$104,061.92.00.
39. **PURCHASE** of a Backhoe from Empire Machinery, utilizing the National Intergovernmental Purchasing Alliance (IPA) Contract No. 161534, in the amount of \$130,677.03.
40. **PURCHASE** of a crack seal kettle and crack vacuum equipment, with Crafcro, Inc., utilizing the Houston-Galveston Area Council of Governments (HGAC) Contract No. SM10-16 in the amount of \$95,120.25.
41. **USE PERMIT ZUP17-0014 COVENANT LIFE CHRISTIAN CENTER**, for a place of worship within a Planned Area Development (PAD) zoning district, located at 2350 E. Germann Road, Suites 22 and 23, east of the northeast corner of Cooper and Germann roads.
42. **USE PERMIT, LUP17-0027 CAMBRIA HOTEL & SUITES**, Series 11 Hotel Liquor License to sell and serve all types of spirituous liquor as permitted at a new hotel located at 3165 W. Frye Road, at the southeast corner of Frye Road and Galleria Way, within Chandler Viridian.
43. **LIQUOR LICENSE**, Series 11, Hotel/Motel Liquor License, for Andrea Dahlman Lewkowitz, Agent, Concord Chandler LL LLC, dba Cambria Hotel Phoenix Chandler, located at 3165 W. Frye Road.
44. **USE PERMIT, LUP17-0030 PHUKET THAI**, Series 12 Restaurant License to sell and serve all types of spirituous liquor for on-premise consumption as permitted within an existing restaurant located at 4040 S. Arizona Avenue, Suite 7, southwest corner of Arizona Avenue and Ocotillo Road.
45. **LIQUOR LICENSE**, Series 12, Restaurant Liquor License, for Orasa Donpirom, Agent, Subtawee LLC, dba Phuket Thai, located at 4040 S. Arizona Avenue, Suite 7.

46. **LIQUOR LICENSE**, Series 6, Bar Liquor License for Thomas James Smith, Agent, Braun-Smith Enterprises LLC, dba Jersey's Tavern & Grill, located at 5945 W. Ray Road, Suite 13.
47. **LIQUOR LICENSE**, Series 7, Beer and Wine Bar Liquor License, for Leonard Patrick Pinuelas, Agent, Pop Brewery LLC, dba Hop Central, located at 5055 W. Ray Road, Suite 2.
48. **LIQUOR LICENSE**, Series 11, Hotel/Motel Liquor License, for Thomas Burr Nelson, Agent, HCM Ocotillo LLC, dba Residence Inn by Marriott, located at 2727 W. Queen Creek Road. **(APPLICANT REQUESTS CONTINUANCE TO THE JANUARY 25, 2018, CITY COUNCIL MEETING.)**
49. **TEMPORARY EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 18, Temporary Extension of Premises, held by Vinum 55 Chandler LLC, dba Vinum 55 Chandler, located at 2577 W. Queen Creek Road, Suite 112, for a Vinum 55 Wine Tasting on Friday, December 8, 2017.
50. **TEMPORARY EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 18, Temporary Extension of Premises, held by Vinum 55 Chandler LLC, dba Vinum 55 Chandler, located at 2577 W. Queen Creek Road, Suite 112, for a Vinum 55 Wine Tasting on Thursday, December 14, 2017.
51. **TEMPORARY EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 18, Temporary Extension of Premises, held by Vinum 55 Chandler LLC, dba Vinum 55 Chandler, located at 2577 W. Queen Creek Road, Suite 112, for a Vinum 55 Wine Tasting on Friday, January 5, 2018.
52. **TEMPORARY EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 18, Temporary Extension of Premises, held by Vinum 55 Chandler LLC, dba Vinum 55 Chandler, located at 2577 W. Queen Creek Road, Suite 112, for a Vinum 55 Wine Tasting on Friday, January 19, 2018.
53. **TEMPORARY EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 18, Temporary Extension of Premises, held by The Perch LLC, dba The Perch, located at 232 S. Wall Street, for The Perch 4th Annual Anniversary Party on Saturday, February 10, 2018.
54. **PRELIMINARY PLAT, PLT17-0048 RAVENNIA**, for a 15-lot single-family residential subdivision on approximately 2 acres located west of the northwest corner of Arizona Avenue and Warner Road along El Monte Place.
55. **FINAL PLAT, PLT16-0026 ALTA SAN MARCOS**, for a 273-unit residential condominium development on approximately 5.4 acres located at the southwest corner of Chandler Boulevard and Dakota Street, west of Arizona Avenue.
56. On action.

- *57. **SETTLEMENT**, *Martha Nava, Noah Nava, and Nevaeh Nava v. City of Chandler; et al.* in full and final satisfaction of all claims asserted without admitting liability, for the amount of \$250,000.00 and further authorize the City Attorney to prepare and execute any necessary documents to effectuate the terms and conditions of settlement in this action.
- *58. **SETTLEMENT**, *Stephen Alan Singleton v. City of Chandler; et al.* in full and final satisfaction of all claims asserted without admitting liability for the amount of \$60,000.00 and further authorize the City Attorney to sign any necessary documents in such forms as are approved by the City Attorney to effectuate the terms and conditions of settlement of this claim.

ACTION:

33. **CONSTRUCTION CONTRACT NO. ST1607.401** with J. Banicki Construction, Inc., for Arizona Avenue Street Improvements, Frye Road to Pecos Road, in an amount not to exceed \$6,382,010.00.
56. **RESOLUTION NO. 5098**, amending the Citywide Fee Schedule relating to the Management Services Department, which will be effective January 1, 2018.

PUBLIC HEARING:

- PH1. ANNEXATION** of three parcels totaling approximately 5.9 acres located north of the northeast corner of Riggs Road and St. Andrews Boulevard.

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

UNSCHEDULED PUBLIC APPEARANCES:

Members of the audience may address any item not on the agenda. State Statute prohibits the City Council from discussing an item that is not on the agenda, but the City Council does listen to your concerns and has staff follow up on any questions you raise.

CURRENT EVENTS:

- A. Mayor's Announcements
- B. Councilmembers' Announcements
- C. City Manager's Announcements

ADJOURN